



Highlights of Draft Zoning and Subdivision Law

PRESENTED BY: HOUSING OVERSIGHT TASK FORCE

Deborah Meyer DeWan and Kirk Ritchey, Co-Chairs

Nan Stolzenburg, FAICP

May 9, 2023

Mission of the Housing Oversight Task Force

Make housing more available to people with a range of income levels and backgrounds while preserving our town's unique character and scale and continuing to protect our treasured natural environment.



The Housing Oversight Task Force Process

July 2021

Formation

Woodstock Town Board formed Housing Oversight Task Force (HOTF).

Summer 2021

Expert Hired

Nan Stolzenburg hired and HOTF got to work.

Summer 2021
to
Winter 2021

Discovery & Analysis

HOTF analyzed existing laws, identified environmental assets & capacity with GIS analysis, gathered input from Community & local housing experts.

Early 2022

Version 1 Developed

HOTF met with Town Committees and Boards. Developed Draft Version 1, released to the Town Board May 31st, 2022.

Summer 2022
to
Winter 2022

Community Review

Invited community review and analyzed comments. Revised Draft Version 1.

Winter 2022
to
Spring 2023

Revise Version 1

HOTF review & edit Version 1. Legal review. Ulster County Planning Staff review. 4/18 Draft Law submitted to Town Board.

Community Outcomes



Affordable housing for people who work in Woodstock and volunteer in Woodstock.



Young people who grew up in Woodstock and young families will be able to find more affordable housing options.



More affordable senior housing options.

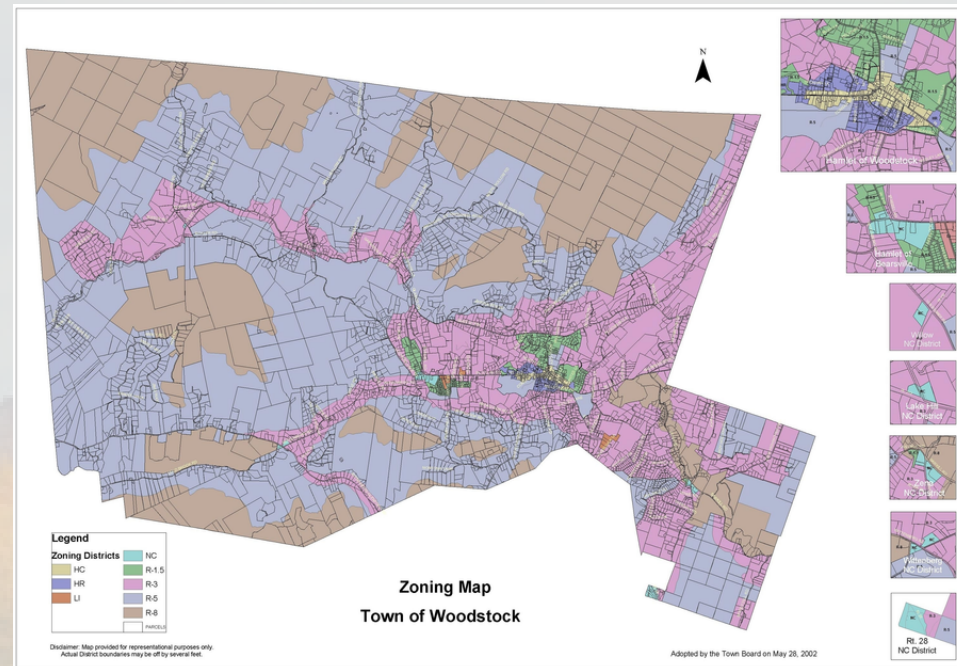


Encourage and allow increased conservation areas and help protect our town's natural beauty.

**Revision of the laws is just the first step.
Affordable housing requires private, public, and community investment.**

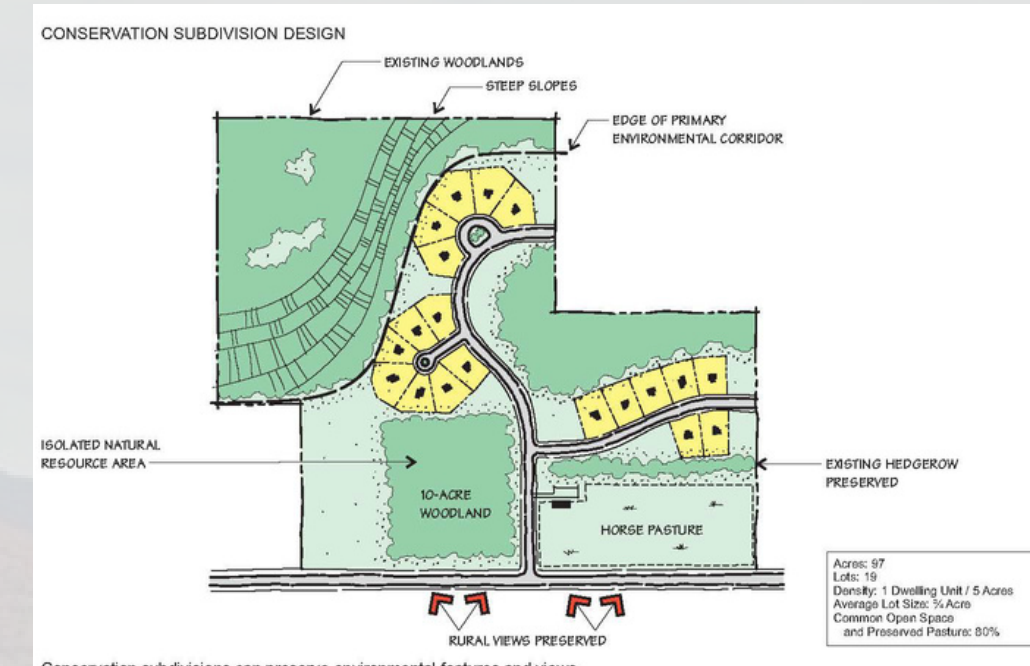
Policy Outcomes

Zoning Code



Zoning Code defines what, how and how much can be put on the land.

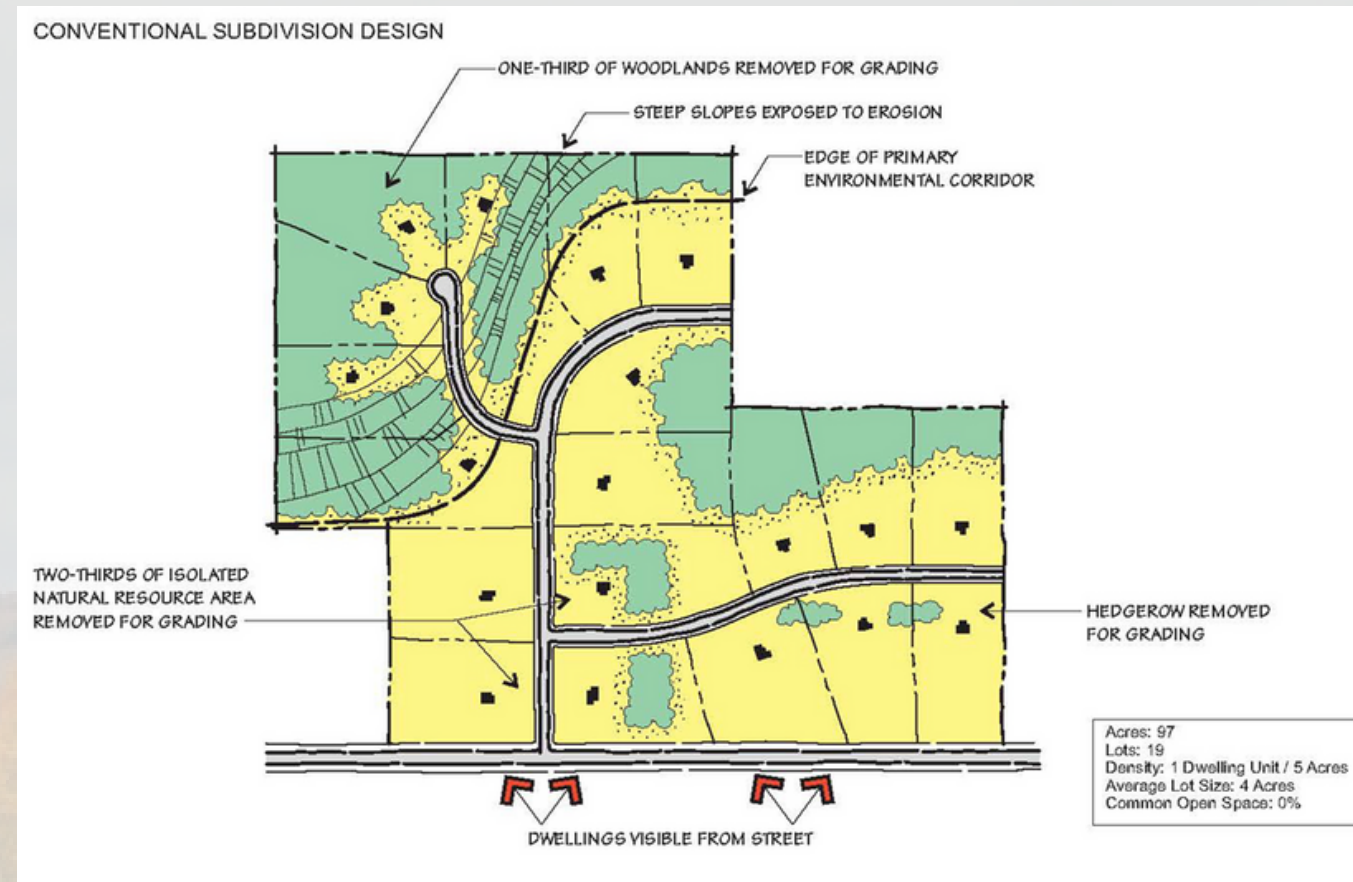
Subdivision Code



Subdivision Code defines how the land can be divided.

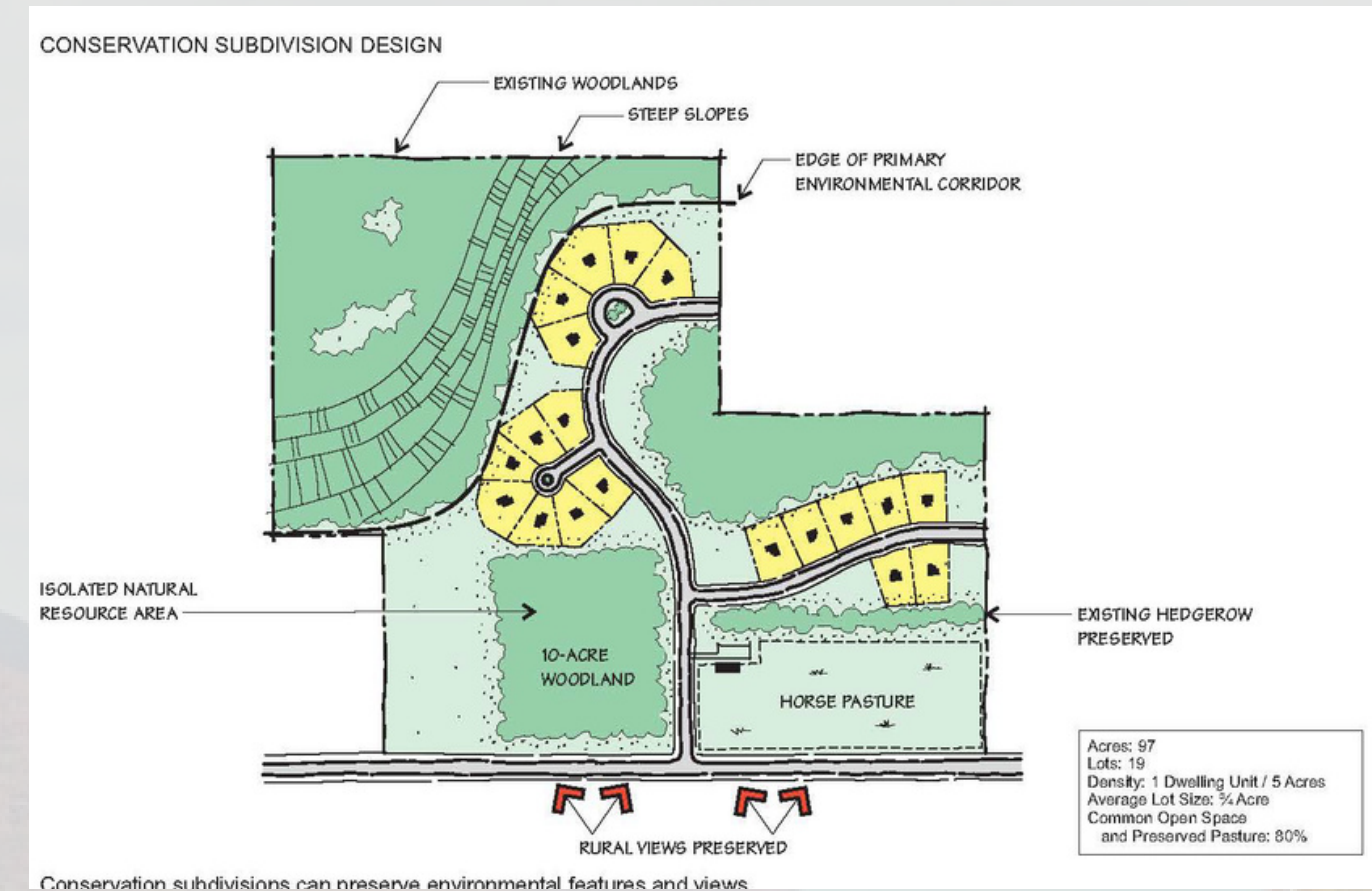
In order to satisfy the Mission, both sets of code must be addressed.

Policy Outcomes - Subdivision Code



Conventional Development

- Fragmented - no land conserved
- Entire parcel developed due to required minimum lot size
- Few development restrictions
- Building location may be inappropriate



Conservation Based Development

- 50% of parcel conserved
- Net acreage reduces disturbance
- Restricts development in environmentally sensitive areas
- Building envelopes specified

Policy Outcomes - Zoning Code

Brings all housing-related elements into a new Housing Chapter



Policy Outcomes - Zoning Code

Simplifies Development of Accessory Dwelling Units (ADU)

Increases the available housing stock while applying strict environmental siting criteria.

Promotes additional Long Term Rentals (LTRs) by allowing second ADUs with Special Use Permit and Planning Board approval. Must be designated affordable.

Short-term rentals prohibited in second ADU.



Policy Outcomes - Zoning Code

Allows 3- and 4-unit Structures



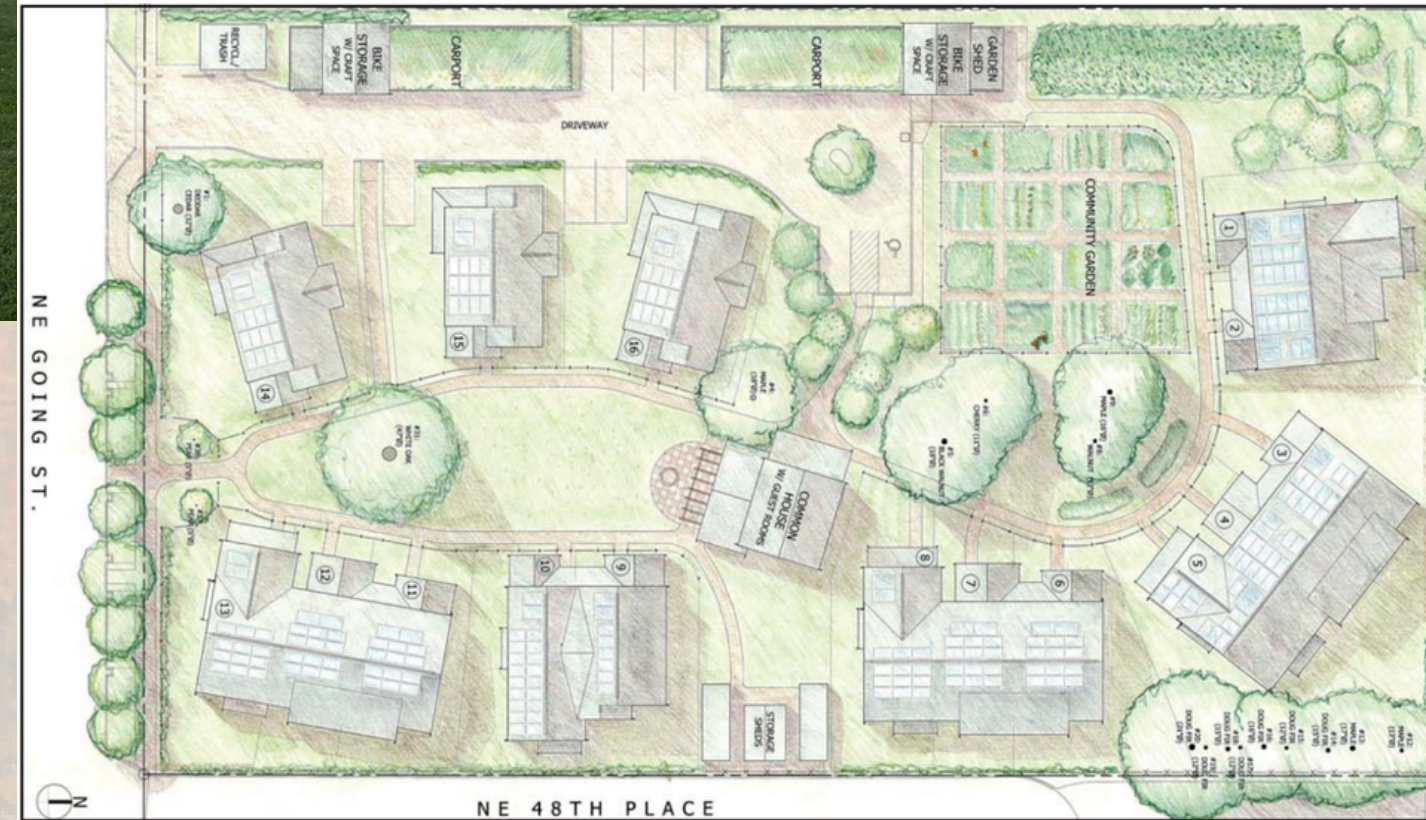
Requires approval of the Planning Board.

Short Term Rentals are prohibited in all multifamily housing.

At least one deed-restricted affordable unit required.

Policy Outcomes - Zoning Code

Allows Floating Residential Districts



Requires Town Board approval.

Appropriate location and site plan determined by Town Board and Planning Board.

Not permitted in Scenic Overlay District.

Must meet specific standards for size, scale and siting that reflect our town's character.

Promotes affordable housing and environmental protection through density bonuses.

Requires 60% of affordable housing with conservation subdivision criteria.

Policy Outcomes - Zoning Code

Conservation and Environmental Criteria



Required throughout the Zoning Law

Strict conservation subdivision and environmental standards.

Varied lot sizes permitted - average of all lots meets zoning.

Net Density based on buildable land in all zones.

Density bonuses for green energy and renewable energy in developments with affordable units.

Other performance standards related to each housing type.

Policy Outcomes - Zoning Code

Creates Expanded Housing Types

Clustered Cottages, Co-housing, Continuing Care, Tiny Houses



Policy Outcomes - Zoning Code

Clarifies and Simplifies Planning Requirements

DRAFT HOTF Zoning Recommendations as of April 16 2023

Article VIII Housing

This Article is established to promote and recognize that Woodstock is proud of its history as a diverse small town that has adapted to major population changes over many decades. This Article reflects the citizens' values that, as captured in the 2018 Comprehensive Plan, include: appreciation of open space and environmental responsibility; concern for maintaining the artistic identity of the Town in the face of economic pressures; and the desire to retain a population which reflects varied economic status, age, family groupings and lifestyles. The intention of this Article is to provide for planning processes and development standards which encourage a wide range of housing choices throughout the Town in a manner that is also consistent with the Town's desire to protect the environment and maintain Woodstock's rural and small-town character as such term is defined in Article XVI. Above all, the intention of this Article is to support the goals of Woodstock's 2018 Comprehensive Plan which affirms Woodstock's commitment to promote a diverse community, where equity is valued and where all residents care about the quality of life we share.

Clarifies language throughout Subdivision and Zoning Code.

"Readers Aid Boxes" provided for ease of use of code.

Comprehensive site review and approval set of tools.

Required Pre-sketch Review Meetings.

Modified Site Plan Review for 3/4-plex buildings.

Submitted Documents

Draft Laws

Subdivision Law

Zoning Law

Supplementary Documents for Community Information

- HOTF Highlights
- HOTF Summary Report
- Annotated Table of Contents to Draft
- Summary of Zoning Changes
- Major Housing Initiatives, Handout
- Major Housing Initiatives, Detailed
- HOTF History
- Mapping and Geospatial Analysis Narrative
- Review of Version 1 Comments
- Nan Stolzenburg, FAICP Resume

<https://townwoodstock.digitaltowpath.org:10111/content/Generic/View/55>

Email: zoningupdates@woodstockny.org

Next Steps

- Submission of draft Law to the Town Board (Completed 4/18/2023)
- Town Board initiates Local Law adoption process (Completed 4/18/2023)
 - Referred to Ulster County Planning Board as required
 - Referred to Town Planning Board as required
 - Conduct TWEQR (Town of Woodstock Environmental Quality Review)
- Public Hearing & public comment and review period
- Town Board votes on adoption of Local Law

Consultants

Nan Stolzenburg, FAICP

- 1 of only 9 planners in NYS inducted into the College of Fellows of the American Institute of Certified Planners, and one of only 11 Certified Environmental Planners in NYS
- 30-year career in rural community and environmental planning
- Principal consultant to over 75 municipalities
- Principal consultant for NYS DEC - prime author of the SEQR SEAF and FEAF workbooks
- 3-time award winner with American Planning Association's Small Town & Rural Planning Division

Rick Lederer-Barnes, GIS Specialist & Environmental Planner

- 20 years of experience in GIS and geospatial analysis
- Areas of GIS/mapping work include: farmland preservation, zoning, SEQR, community visioning

Thank you!

Housing Oversight Task Force

Co-Chairs

Deborah DeWan & Kirk Ritchey

Members

Michael Castiglione

Jeff Collins

Richard Heppner

Judith Kerman

Laura Ricci

Consultant

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